Dav. Co. File Box 14-A
jtc file no. 16995-4

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2004.

Notary Public
My commission expires: 4/10/05

Davidson County DEEDWARR
Recvd: 04/19/04 09:00 2pgs
Fees:13.00 Taxes:333.00
20040419-0043523

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Salvador Garcia	SunTrust Mortgage, Inc.	119-16-29
731 Wildview Drive	201 Fourth Avenue North, 7th Floor	
Nashville TN 37211	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Todd Mullins, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Salvador Garcia, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 123, on the Plan of Battlewood Subdivision, Section 2, of record in Book 1835, Page 95 and 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Todd Mullins, unmarried, by deed from David Gabrielli and Donna L. Gabrielli of record in Book 7123, Page 991, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 731 Wildview Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

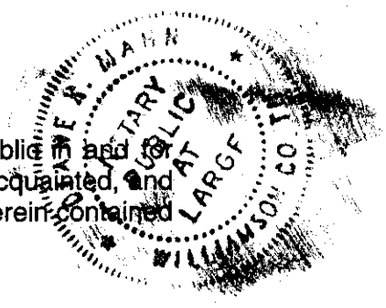
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of April, 2004.

James Todd Mullins

James Todd Mullins

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Todd Mullins, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of April, 2004.

Notary Public

My Commission expires 03/14/05